



**66 Pioneer Road,  
Oakhurst, Swindon, SN25 2HY**

- NO ONWARD CHAIN
- FREEHOLD Coach House
- Three DOUBLE Bedrooms
- LOFT CONVERSION
- En-Suite To Master
- Two Reception Rooms
- Off Road Parking
- Front Garden
- Gas Central Heating
- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT

**Chain Free £260,000**



\*\*\* FREEHOLD \*\*\* NO ONWARD CHAIN \*\*\* IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT \*\*\* LOFT CONVERSION \*\*\* We are delighted to offer this very spacious three DOUBLE bedroom coach house situated in the popular area of Oakhurst within easy access to all local amenities, schools and Orbital shopping centre. The ground floor accommodation comprises of family room and storage space. To the first floor is lounge/diner, kitchen, two bedrooms and bathroom. Master bedroom with (en-suite shower) is located on the second floor. Property also benefits from a front garden, off road parking and gas central heating.

#### **Entrance Hallway**

Stairs to first floor. Radiator.

#### **Family Room**

uPVC window to front elevation. Laminate flooring. Radiator.

#### **Landing**

uPVC window to rear elevation. Storage cupboard. Radiator.

#### **Lounge/Diner**

uPVC windows to front and rear elevation. Stairs to second floor. Two radiators.

#### **Kitchen**

uPVC window to front elevation. Wall and base units with rolled edge worktops over. Acrylic sink and drainer with half bowl. Built in single oven. Gas hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Vinyl flooring. Radiator.

#### **Bedroom Two**

uPVC window to front elevation. Radiator.

#### **Bedroom Three**

uPVC window to rear elevation. Loft access. Radiator.

#### **Bathroom**

Obscured uPVC window to front elevation. White suite comprising of panelled bath with shower over, pedestal wash hand basin and low level W.C. Extractor fan. Shaving point. Part tiled walls. Vinyl flooring. Radiator.

#### **Landing**

Velux window to front elevation. Radiator.

#### **Bedroom One**

Two Velux windows to front elevation. Two radiators.

#### **En-Suite Shower**

Velux window to front elevation. White suite comprising of built in shower, pedestal wash hand basin and low level W.C. Extractor fan. Shaving point. Part tiled walls. Vinyl flooring. Radiator.

#### **Storage**

Up and over garage door. Understairs cupboard. Light and power. Door to family room.

#### **Front Garden**

Enclosed by cast iron railings. Gated entrance with path leading to storm porch. Mostly laid to lawn.

#### **Parking**

Off road parking to the rear.

#### **Sizes**

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

#### **Viewings**

Strictly via our Swindon office telephone (01793) 641641.

#### **Mortgages**

If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

#### **Money Laundering**

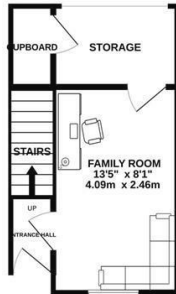
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



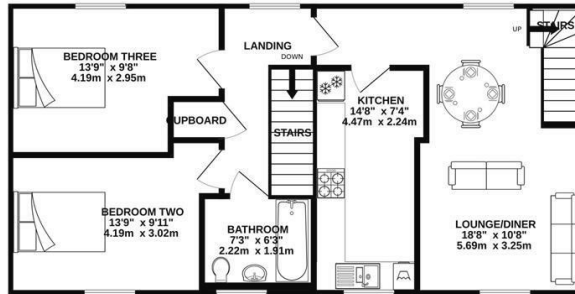
# PRIMARY HOMES & LETTINGS

Tel: 01793 641 641

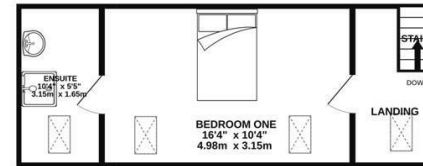
GROUND FLOOR  
198 sq ft. (18.4 sq.m.) approx.



1ST FLOOR  
689 sq ft. (64.0 sq.m.) approx.



2ND FLOOR  
282 sq ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

101 Commercial Road, Swindon, SN1 5PL  
Tel: 01793 641641 Fax: 01793 618127  
Email: [info@primaryhomesandlettings.co.uk](mailto:info@primaryhomesandlettings.co.uk)  
[www.primaryhomesandlettings.co.uk](http://www.primaryhomesandlettings.co.uk)